

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 MOUNSEY STREET SUNSHINE WEST VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

1/37 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$650,000	18-May-23
5A AINSWORTH STREET SUNSHINE WEST VIC 3020	\$640,000	12-Apr-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 June 2023



1/37 BARDSLEY STREET SUNSHINE WEST VIC 3020

 3  1  2

Sold Price ^{RS} **\$650,000** Sold Date **18-May-23**

Distance **1.19km**



5A AINSWORTH STREET SUNSHINE WEST VIC 3020

 3  1  2

Sold Price ^{RS} **\$640,000** Sold Date **12-Apr-23**

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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